**Brookfield**
Properties

# Loma Creek Logistics Center

3550 S MILL CREEK AVENUE, ONTARIO, CA 91761

LOMA CREEK WEBSITE

| | |
|---|---|
| 534,234 sq. ft.<br>AVAILABLE | 84 total<br>DOCK DOORS |
| 13,048 sq. ft.<br>OFFICE AREA | 102 spaces<br>TRAILER PARKING |
| 42’<br>CLEAR HEIGHT | 282 spaces<br>AUTO PARKING |

FULLY COMPLETE

## Features

A 534,234 sq. ft. industrial building area with 13,048 sq.ft. of office.

Efficient operations with 84 dock high and 2 ground level doors.

Ample parking with 282 auto parking and 102 trailer parking.

Property has 185’ secured truck courts with outdoor storage, LED lighting and 3% sky lights



WHO WE ARE

# More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.

**78M+**
square feet of logistics space

**400+**
warehouse, distribution and cold storage properties

**56M+**
square foot development pipeline




## Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions

## Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.

## The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.

## Culture of innovation

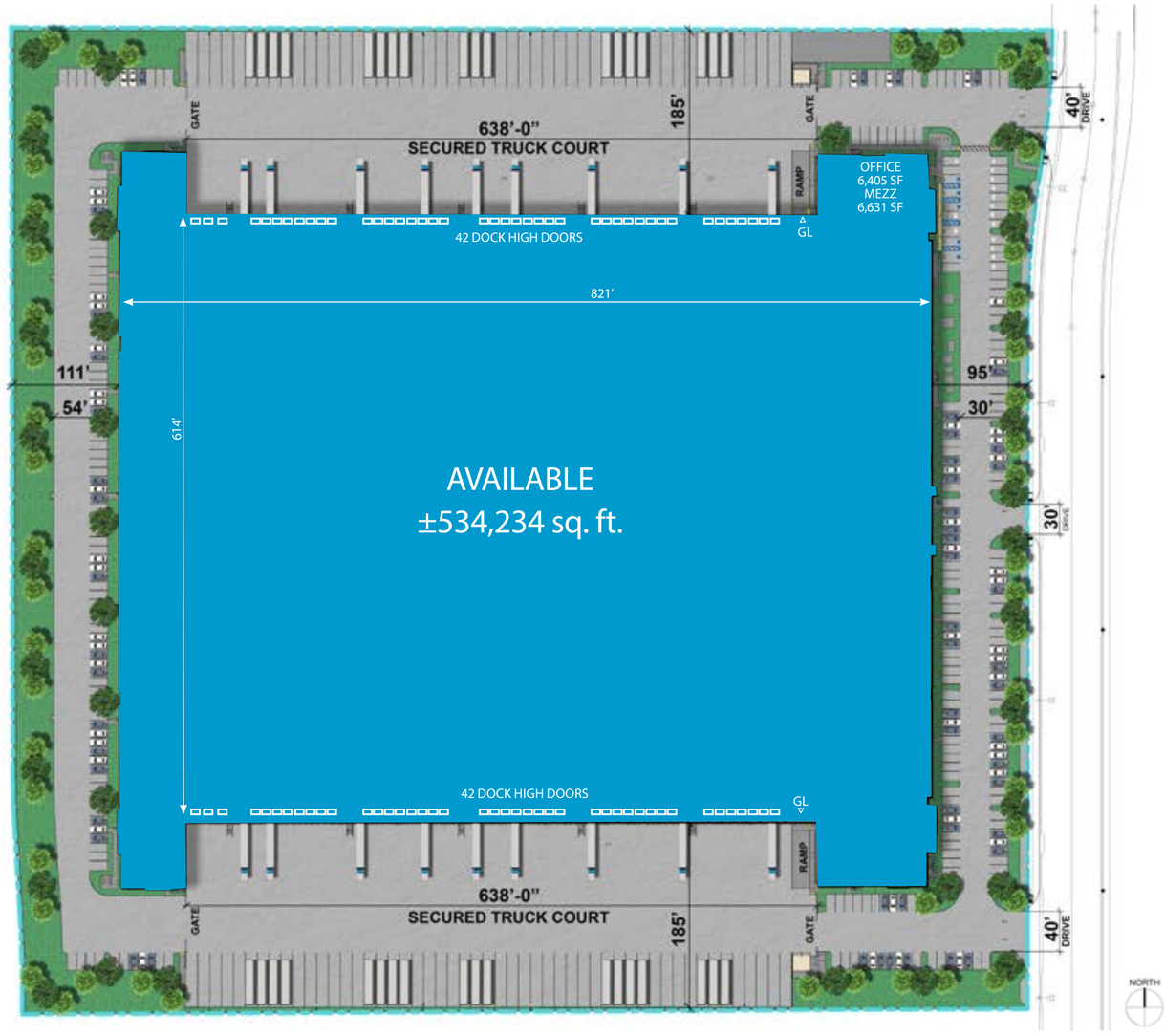
We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.



© 2025 Brookfield Properties. All rights reserved.

# Building 1 Specifications

| | |
|---|---|
| Building Size | 534,234 sq. ft. |
| Available | 534,234 sq. ft. |
| Office Space | ±13,048 sq. ft. |
| Clear Height | 42’ |
| Dimensions | 821’ x 614’ |
| Column Spacing | 58’ x 60’ |
| Dock Doors | 84 (9’ x 10’) doors |
| Drive-ins | 2 (12’ x 14’) |
| Format | Cross-dock |
| Trailer Parking | 102 stalls |
| Automobile Parking | 282 spaces |
| Sprinklers | ESFR \| K25 |
| Lighting | Motion-sensored LED |
| Power | 4,000 amp 480/277v 3 Phase |




**282** Automobile Parking

**84** Dock High Doors

**42’** Clear Height

**58’X60’** Column Spacing

**2** Ground Level Doors

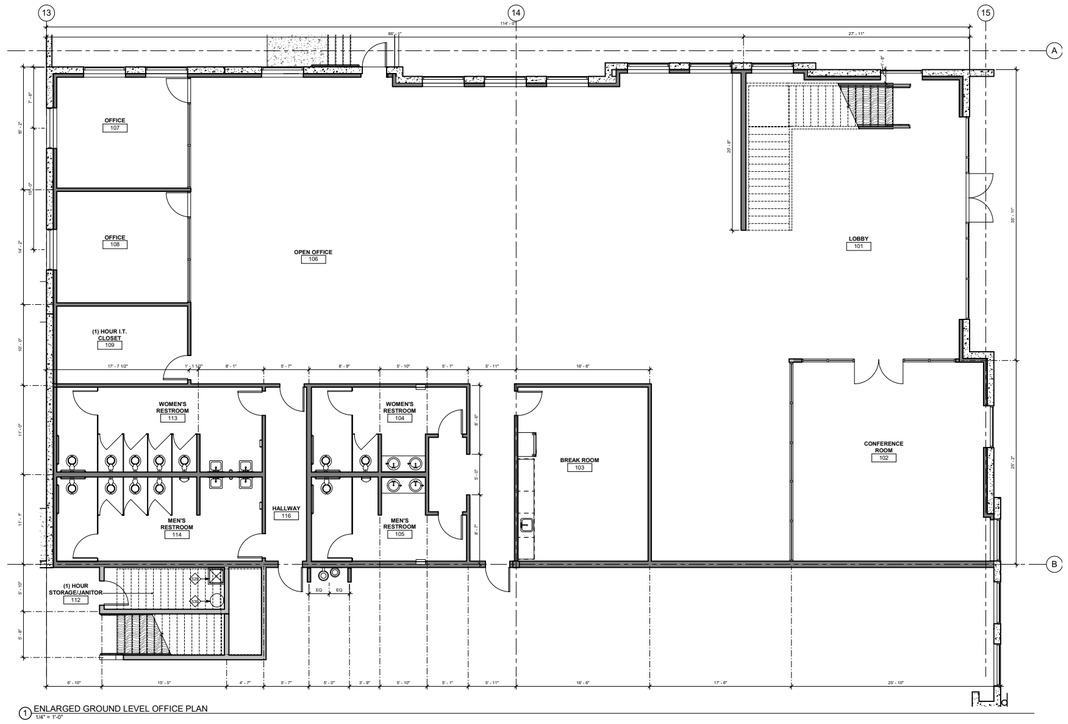
**185’** Truck Court Depth



© 2025 Brookfield Properties. All rights reserved.

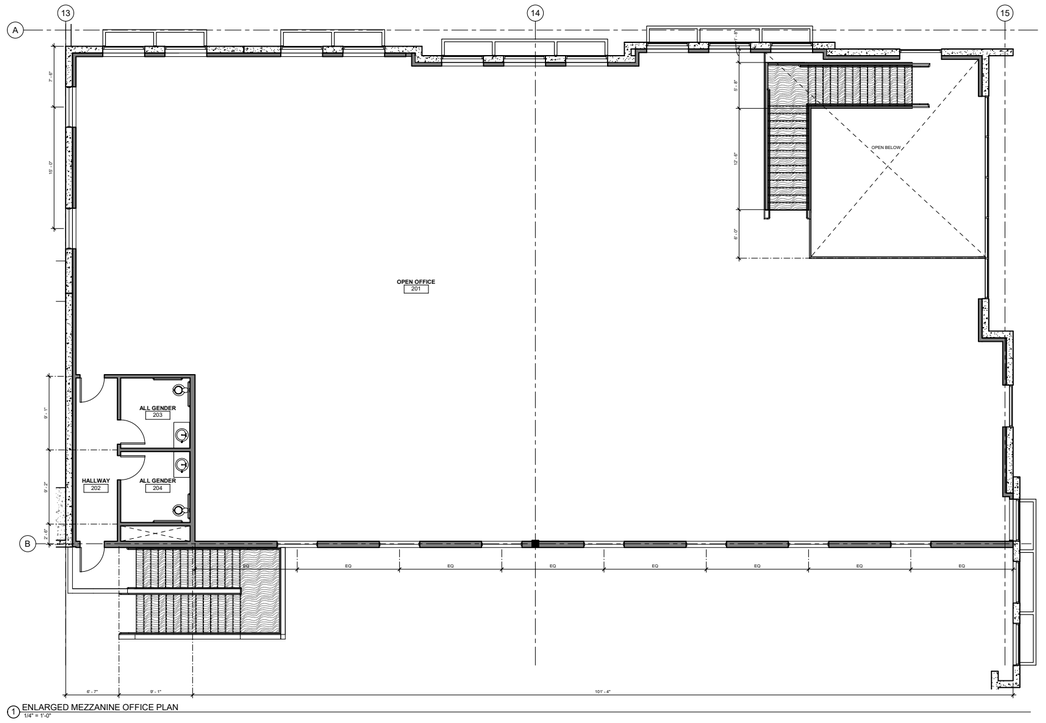
# Office Plan

## FIRST FLOOR




1 ENLARGED GROUND LEVEL OFFICE PLAN
1/4" = 1'-0"

## MEZZANINE

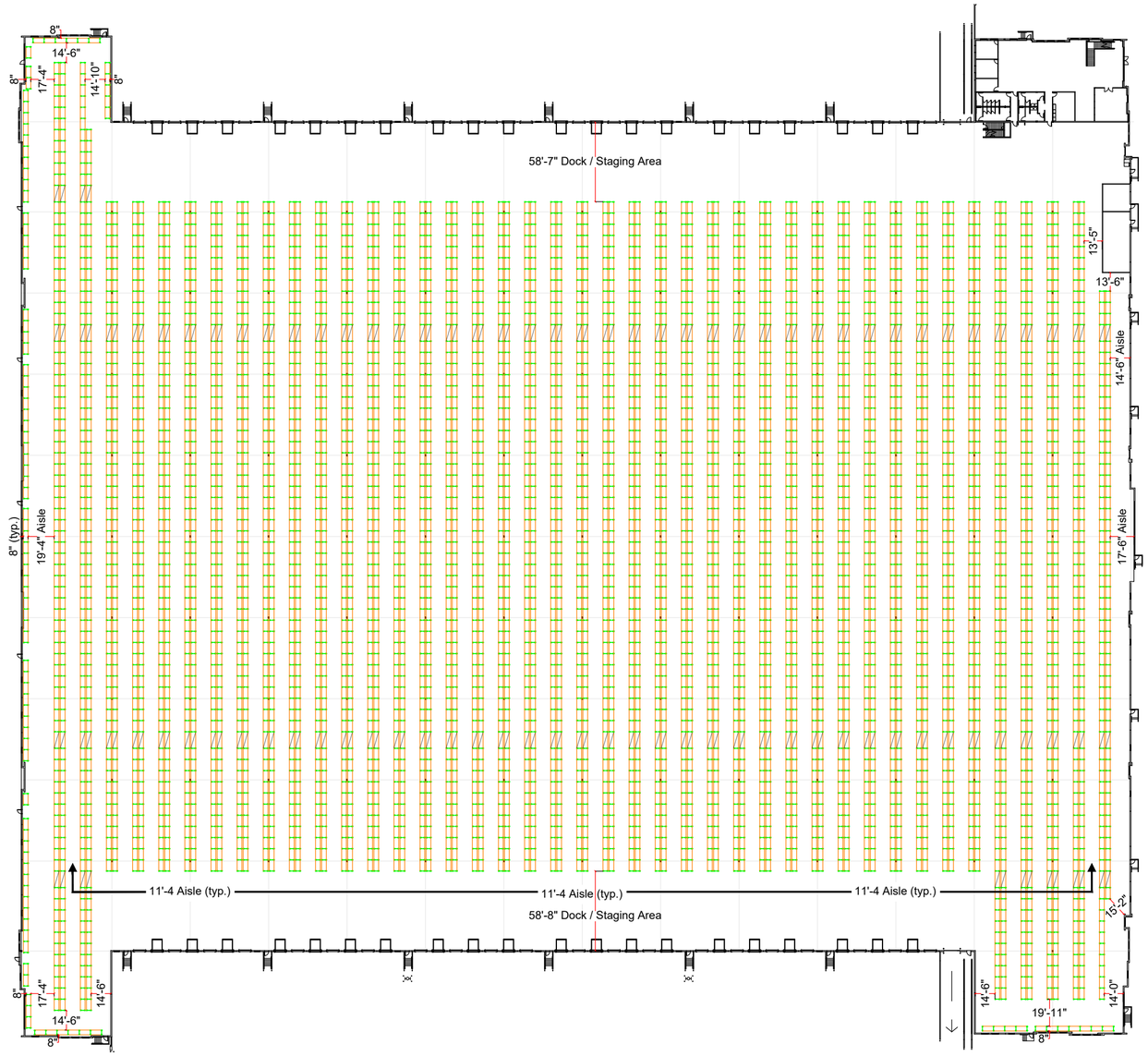



1 ENLARGED MEZZANINE OFFICE PLAN
1/4" = 1'-0"



© 2025 Brookfield Properties. All rights reserved.

# Racking Plan




## 42' CLEAR HEIGHT

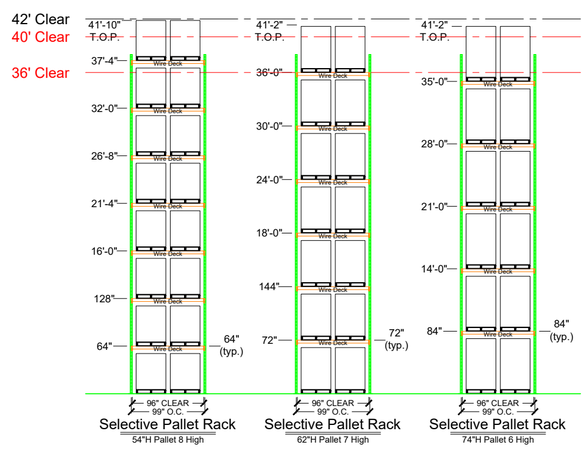
| Number of Bays | Pallet Height | Pallet Positions |
|---|---|---|
| 5,114 | 54" | 81,642 |
| | 62" | 71,232 |
| | 74" | 61,368 |

## 40' CLEAR HEIGHT

| Number of Bays | Pallet Height | Pallet Positions |
|---|---|---|
| 5,114 | 54" | 71,232 |
| | 62" | 60,822 |
| | 74" | 50,958 |

## 36' CLEAR HEIGHT

| Number of Bays | Pallet Height | Pallet Positions |
|---|---|---|
| 5,114 | 54" | 60,822 |
| | 62" | 60,822 |
| | 74" | 50,958 |

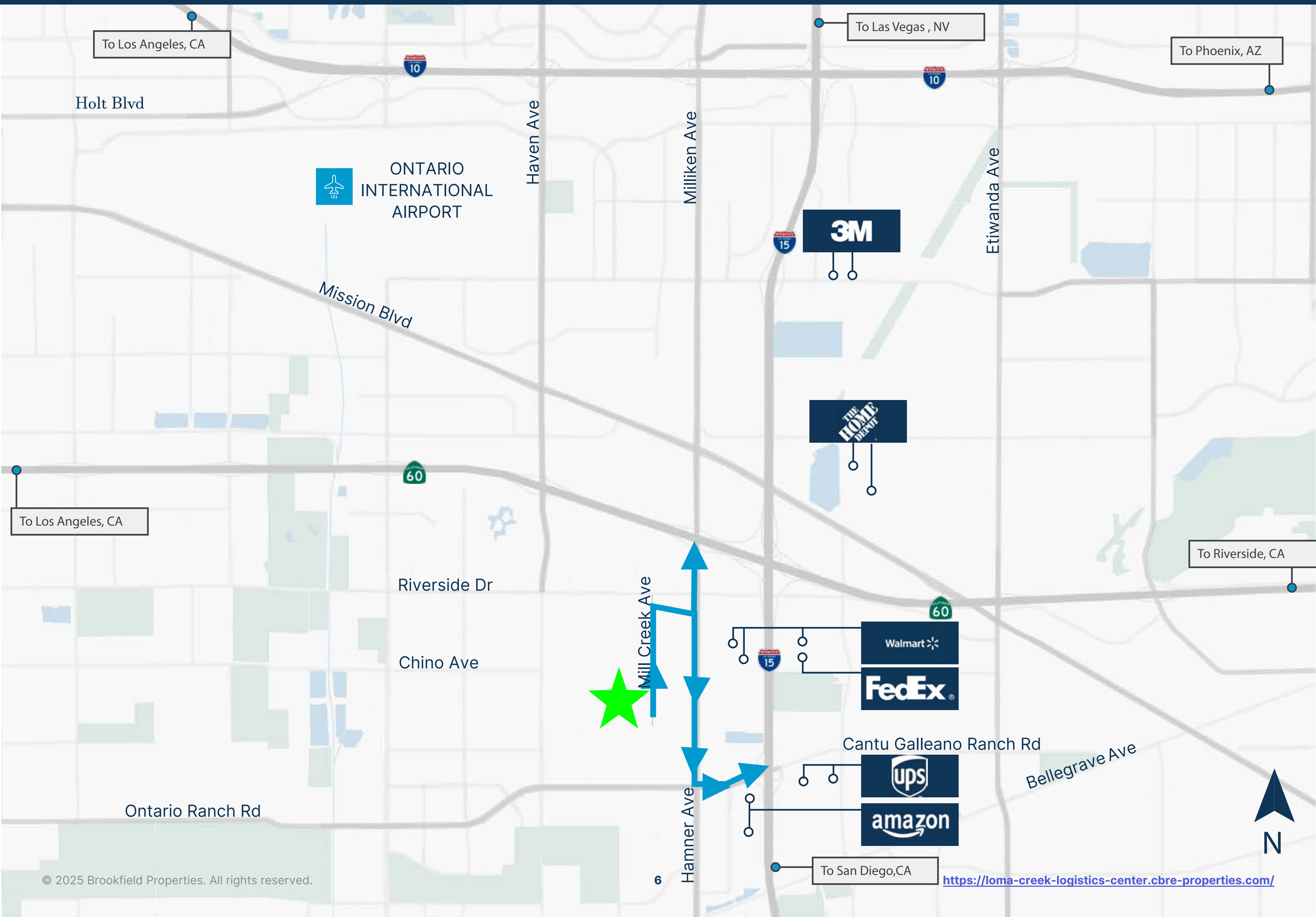



Loma Creek Logistics Center

© 2025 Brookfield Properties. All rights reserved.

# Connectivity & Corporate Neighbors

**Brookfield** Properties




© 2025 Brookfield Properties. All rights reserved.



https://loma-creek-logistics-center.cbre-properties.com/

# Area Map & Key Distances

**Brookfield** Properties

HOLLYWOOD BURBANK AIRPORT
BURBANK
405
170
134
2
LOS ANGELES COUNTY
SAN GABRIEL
110
605
210
SAN BERNARDINO COUNTY
RANCHO CUCAMONGA
15
FONTANA
210
SAN BERNA
RIALTO
REDLANDS
5
10
LOS ANGELES
ONTARIO INT'L AIRPORT
10
60
60
215
LOMA LIND
1
MIRA LOMA
71
57
LOS ANGELES INT'L AIRPORT
RIVERSIDE
MORENO
105
605
LA MIRADA
5
91
LYNWOOD
CORONA
1
LONG BEACH AIRPORT
BUENA PARK
ANAHEIM
241
55
RIVERSIDE COUNTY
110
710
LONG BEACH
22
47
ORANGE COUNTY
15
PORT OF LOS ANGELES
AND
PORT OF LONG BEACH
405
133
JOHN WAYNE ORANGE COUNTY
73
N
5 Miles

## Key Distances

| | |
|---|---|
| Ontario International Airport | 3 miles |
| UP Intermodal | 9 miles |
| San Bernardino Int'l Airport | 19 miles |
| Los Angeles Int'l Airport | 60 miles |
| Ports - Los Angeles & Long Beach | 61 miles |

© 2025 Brookfield Properties. All rights reserved.

# Innovation that benefits operators

We are shaping the future of global trade with properties optimized for efficiency and designed to enhance the safety of anyone working on or in them. In doing so, our tenants benefit from:

- Up to 75% reduction in utility costs from energy-efficient design features LED lights, robust insulation, and white roof technology
- Electric vehicle charging stations
- Safer vertical access design to lower the risk of severe injury from falls
- Building to WELL standards
- Clerestory windows optimizing natural light, creating a healthier working environment

## 100% LEED

Certified or higher on new development

## Up to 75%

Reduction in utility costs due to efficient design

## Net Zero by 2050

Brookfield Properties' commitment to carbon emissions reduction






© 2025 Brookfield Properties. All rights reserved.

# Loma Creek Logistics Center

3550 S MILL CREEK AVENUE, ONTARIO, CA 91761



## Leasing Contacts


Eloy Cova
909.418.2284
eloy.cova@cbre.com
Lic. 01462376

Garry Jenkins
909.418.2147
garry.jenkins@cbre.com
Lic. 02008115

Joe Werdein
909.418.2285
joe.werdein@cbre.com
Lic. 01791235



©2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.


**Brookfield**
Properties


Tyler Solomon
404.824.5064
tyler.solomon@brookfieldproperties.com

Joonas Partanen
310.765.3232
joonas.partanen@brookfieldproperties.com


brookfieldproperties.com/logistics